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MEMORANDUM

DATE: January 14, 2005
TO: Ryan Kuchenig
Sunnyvale Planning Department
FROM: Jack May
RE: 1165-1175 E. Arques, Sunnyvale
Planning Submittal for Self-Storage
APN 205-24-01

Attached is our submittal for the self-storage project at the above referenced address. As requested we have included the following documents:

1. A copy of the updated Application with additional comments below
 2. Site rendering
 3. Color board
 4. Project Data Table
 5. NPDES Permit Data Form
 6. 10 full size copies of site plan, landscape plan, and elevations.
 7. 2 Reductions
 8. Legal Description (Title Report)
 9. Tree Survey and Protection Plan
 10. Impervious Surface Data Form to be submitted in 3 days
 11. By email the Work Plan for Well Destruction and Installation
- A. **REMEDIATION** - AMD is responsible for the remediation of the site. There is one know area of contamination under the building. It covers an area approximately 12'X12'. The contamination is not significant and will have no impact on surrounding neighbors during the remediation process. One other area will be explored during the demolition. AMD will clean these areas with oversight from the EPA and local jurisdictions before the demolition is completed. We are coordinating the site demolition with AMD on this matter. The current water filtering system on site will be terminated as it is obsolete. The new system will be much smaller and will simply pump the water to a relay station underground just west of Arques. This will then tie into the National Semiconductor program per the instructions of the EPA as discussed in #11 above. At the completion of the demolition the site



will be cleared with all of the appropriate agencies in coordination with the City.

- B. **SITE USE** - The site has been abandoned since 1991. There is a significant over supply of R&D buildings in this market. Thus no bank will finance nor are there tenants interested in an office or R&D building. Thus a high quality self-storage project is being proposed. The site will have a resident manager living on site (on the second floor of the office) to insure 24 hour supervision.
- C. **JUSTIFICATION** - The self-storage market in the area is very stable at 75-78% occupancy. However all of the facilities are older with fewer storage amenities. Thus a state of the art facility has a market especially for higher quality commercial customers. As the market in this area begins to pick-up over the next 5 years, commercial customers will want to use all of their available rentable square feet for generating income. Thus we will be available to handle their storage needs. Storage also has no negative impact on the surrounding neighbors, especially the daycare center. In fact we will take what has been a neighboring wall and move it further from the daycare. This will provide more open space and daylight for the daycare.
- D. **ART** - We will work with the Arts Council to determine the best means of providing public art on the project. We anticipate two elements to the art program:
 - 1. Daycare Art Gallery - On the wall directly in front of the entry to the Daycare Center we will placed 5-7 lighted art display cases. These will be for the Daycare center to display artwork from students as well as announcements for parents on the run. The Daycare Center will have complete control over this "gallery".
 - 2. Street Art Gallery - On the perimeter wall facing Arques will be 3 segments of the wall which will be lighted and provide a canvas for art. These are highlighted on the site plan. We are still exploring the possibilities for these spaces. Ideally they will include art elements that are Sunnyvale technology based. We will look to the art council for guidance.
- E. **DESIGN** - We have chosen a design which we hope is refreshing, to compensate for the many tired looking old-design storage projects in the area. By having a two story element in the center buildings, we can accommodate heated units and reduce the impact of two stories on our immediate neighbors. The office will also have a stronger retail component and look. This will liven the street level frontage to make the transition off of Lawrence more gradual.
- F. **TREES** - All of the magnolias will be maintained on Arques. We will work with the City to look at the pines at the SW corner of the property. There have been some discussions that these pines may be disease prone.



- G. **ENVIRONMENTAL IMPACT** – The impact from the proposed use will be significantly less than the current use when the building was occupied. With only 2 employees traffic counts will be much less. In addition much of the traffic will take place on weekends and evenings when the daycare center is less used and surrounding traffic is minimal. Noise will be much less than the existing remediation system. Through the management policies no potential hazardous substances will be allowed on the property which will insure the site is clear into the future.

Please let me know if you need any additional information.

Best,